

TO: Olivia Dias, Current Planning Manager
Community Development Department

FROM: Laurel Christian, Development Services Planner II
Public Works Department

DATE: March 14, 2023

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
UGA-SPR-ADJ-DAP-DR23-01 (22-123981)
3480 BLOSSOM DRIVE NE
MULTI-FAMILY DEVELOPMENT



PROPOSAL

A consolidated application to develop a 90-unit multiple family complex, including a Class 3 Site Plan Review, Class 1 Design Review, Urban Growth Preliminary Declaration (UGA) Permit, Class 2 Driveway Approach Permit, and Class 2 Adjustments. The subject property is 3.25 acres in size, zoned RM-II (Multiple Family Residential), and located at the 3500 Block of Blossom Drive NE (Marion County Assessors Map and Tax Lot number 073W01A / 3301).

RECOMMENDED CONDITIONS OF APPROVAL

1. Construct a half-street improvement along the frontage of Blossom Drive NE to collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The required boundary street improvements include Marion County tax lot numbers 073W01A003300 and 073W01A003301.
2. Install street trees to the maximum extent feasible along Blossom Drive NE.
3. Extend the public storm main in Blossom Drive NE to the east line of Marion County tax lot number 073W01A003300.
4. Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

5. As a condition of residential use, the applicant has two options for providing park facilities to serve the subject property:
 - a. Convey or acquire property for dedication of neighborhood park (NP 35) facility or equivalent; or
 - b. Pay a temporary access fee of 15.6 percent of the Parks SDCs due for the residential uses.

FACTS

Streets

1. Blossom Drive NE
 - a. Standard—This street is designated as a collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 25-foot improvement within a 64-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. A 15-inch storm main is located in Blossom Drive NE.

Water

1. Existing Conditions
 - a. The subject property is located in the G-0 water service level.
 - b. A 16-inch water main is located in Blossom Drive NE. Mains of this size generally convey flows of 3,800 to 8,800 gallons per minute.

Sanitary Sewer

1. Existing Conditions
 - a. A 10-inch sewer main is located in Blossom Drive NE.

URBAN GROWTH PRELIMINARY DECLARATION FINDINGS

An Urban Growth Preliminary Declaration is required because the subject property is located outside the Urban Service Area in an area without required facilities. Analysis of the development based on relevant standards in SRC 200.055 through SRC 200.075 is as follows:

SRC 200.055—Standards for Street Improvements

Findings—An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for local streets or a minimum 34-foot improvement for major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

Blossom Drive NE to the west of the subject property meets the linking street improvement requirements. As described below, boundary street improvements are recommended as a condition of approval.

SRC 200.060—Standards for Sewer Improvements

Findings—The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The nearest available sewer facilities are located in Blossom Drive NE abutting the property. The applicant shall construct the *Salem Wastewater Management Master Plan* improvements and link the site to existing facilities that are defined as adequate under 200.005(a). As a condition of sewer service, all developments will be required to provide public sewers to adjacent upstream parcels, discussed further below.

SRC 200.065—Standards for Storm Drainage Improvements

Findings—The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities, which are necessary to connect to such existing drainage facilities. The nearest available public storm system appears to be located in Blossom Drive NE abutting the property. The applicant shall link the on-site system to existing facilities that are defined as adequate under SRC 200.005(a).

SRC 200.070—Standards for Water Improvements

Findings—The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070). The applicant shall provide linking water mains consistent with the *Water System Master Plan* adequate to convey fire

flows to serve the proposed development as specified in the Water Distribution Design Standards. The nearest linking water main appears to be located in Blossom Drive NE abutting the property.

SRC 200.075—Standards for Park Sites

Findings—The proposed development is not served by a neighborhood park. The site is not suitable for parks dedication due to its size. Staff recommends a temporary access fee be provided in-lieu of dedication pursuant to SRC 200.080.

CRITERIA AND FINDINGS—SITE PLAN REVIEW

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (*Unified Development Code*)

Findings—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 – Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 – Landslides.

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

According to the Salem-Keizer Local Wetland Inventory (LWI), the subject property does not contain any wetland areas or hydric soils.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

Criteria: SRC 220.005(f)(3)(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately

Findings—The subject property was partitioned in Marion County in 2021 (Partition Plat No. PP 2021-064). Through that platting action, a sufficient half-width right-of-way was dedicated. No additional right-of-way is required. The existing condition of Blossom Drive NE does not meet current standards for its classification of street per the Salem TSP. The applicant shall construct a half-street improvement to collector street standards as specified in the PWDS and consistent with the provisions of SRC

Chapter 803. Pursuant to SRC 200.035, the extent of the required boundary street improvement along Blossom Drive NE shall include Marion County tax lot numbers 073W01A003300 and 073W01A003301.

Condition: Construct a half-street improvement along the frontage of Blossom Drive NE to collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The required boundary street improvements include Marion County tax lot numbers 073W01A003300 and 073W01A003301.

Pursuant to SRC 86.015(e), anyone undertaking development along public streets shall plant new street trees to the maximum extent feasible. Street trees along Blossom Drive NE shall be provided with the development.

Condition: Install street trees to the maximum extent feasible along Blossom Drive NE.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Findings—The proposal includes one new driveway to serve the multi-family development and one existing driveway to serve the existing single-family dwelling. The proposed driveway onto Blossom Drive NE provides for safe movements of vehicles in and out of the development. As part of the required boundary street improvements, the existing driveway serving 3480 Blossom Drive NE will be replaced to meet current standards.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Findings—The subject property is located outside of the Urban Service Area; therefore, an Urban Growth Preliminary Declaration has been required. As conditioned, the proposed development is designed to accommodate required on-site and off-site improvements. The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. As part of the required boundary street improvements, and to serve upstream parcels, the applicant shall extend the public storm main to the east line of Marion County tax lot number 073W01A003300.

Condition: Extend the public storm main in Blossom Drive NE to the east line of Marion County tax lot number 073W01A003300.

The proposed plan demonstrates compliance with PWDS Appendix 4E related to green stormwater infrastructure by setting aside at least ten percent of the total new impervious surface area for installation of green stormwater infrastructure. The applicant's engineer shall design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

Condition: Design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director.

No existing parks facilities are available within ½ mile of the subject property. The *Comprehensive Parks System Master Plan* shows that a future Neighborhood Park (NP 35) is planned to serve the area. The site is not suitable for development of an appropriately sized park; therefore, staff recommends a Temporary Access Facilities Fee (TAF) be provided in lieu of parks dedication pursuant to SRC 200.080. The TAF amount is 15.6 percent of the Parks SDC based on the following analysis:

- Pursuant to the SDC Eligible Projects (309) List, the total SDC costs for neighborhood park acquisition are estimated to be \$31,525,420, where the total Parks SDC costs for all eligible expenditures are estimated to be \$201,740,010.
- The ratio of neighborhood park acquisition among all Parks SDC expenditures is \$31,525,420 divided by \$201,740,010 or 15.6 percent.
- The temporary access fee for neighborhood park acquisition is equal to the ratio of neighborhood park acquisition among all Parks SDC expenditures, which equals 15.6 percent of the Parks SDCs due for the development.

Condition: As a condition of residential use, the applicant has two options for providing park facilities to serve the subject property:

- a) Convey or acquire property for dedication of neighborhood park (NP 35) facility or equivalent; or
- b) Pay a temporary access fee of 15.6 percent of the Parks SDCs due for the residential uses.

CRITERIA AND FINDINGS—CLASS 2 DRIVEWAY APPROACH PERMIT

Criteria—A Class 2 Driveway Approach Permit shall be granted if:

(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;

Finding—The proposed driveway meets the standards for SRC Chapter 804 and PWDS.

(2) No site conditions prevent placing the driveway approach in the required location;

Finding—There are no site conditions prohibiting the location of the proposed driveway.

(3) The number of driveway approaches onto an arterial are minimized;

Finding—The proposed driveway is not accessing onto an arterial street.

(4) The proposed driveway approach, where possible:

- i. **Is shared with an adjacent property; or**
- ii. **Takes access from the lowest classification of street abutting the property;**

Finding—The proposed driveway is currently located with access to the lowest classification of street abutting the subject property.

(5) Proposed driveway approach meets vision clearance standards;

Finding—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Finding—No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, staff analysis of the proposed driveway indicates that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Finding—Staff analysis of the proposed driveway and the evidence that has been submitted indicate that the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The proposed driveway approach is located on a collector street and does not create a significant impact to adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Findings—The proposed development is surrounded by mixed-use zoning and residentially zoned property that lies within Marion County. The proposed development abuts collector streets. The proposed driveway is taken from the lowest classification street abutting the subject property. The driveway balances the adverse impacts to residentially zoned property and will not have an adverse effect on the functionality of the adjacent streets.

RESPONSE TO COMMENTS

- 1) **Marion County** – Reviewed the proposal and indicated a non-remonstrance agreement was recorded against the property when it was partitioned. The non-remonstrance agreement required improvement to the frontage of Blossom Drive NE.
 - a. **Staff Response:** The boundary street improvement conditioned will fulfill the requirements of the non-remonstrance agreement.
- 2) **Street Improvements** – Comments received requested this development construct off-site improvements to Lilac Lane NE.
 - a. **Staff Response:** As described in the staff findings, the development is served by an adequate “linking street” and boundary street improvement are required along the development frontage pursuant to SRC Chapter 803. Lilac Lane NE is outside of Salem City Limits; pavement improvements to Lilac Lane NE cannot be conditioned of this development.

Prepared by: Laurel Christian, Development Services Planner II
cc: File